

**A RESOLUTION****BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION TO ENDORSE THE APPLICATION OF PRESTWICK DEVELOPMENT TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE CAPITOL VIEW SENIOR RESIDENCES, LOCATED AT 1374 MURPHY AVENUE, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.**

**WHEREAS**, The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants; and

**WHEREAS**, Prestwick Development is applying to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits ("LIHTC") for new construction of an anticipated One Hundred Twenty-Six unit senior multifamily dwelling development located at 1374 Murphy Avenue, Atlanta, GA; and

**WHEREAS**, a summary of the application is attached hereto as Exhibit "A"; and

**WHEREAS**, DCA has established certain regulations whereby LIHTC applications must be formally endorsed by the governing authority of the pertinent municipality or county; and

**WHEREAS**, Neighborhood Planning Unit X has reviewed the application; and

**WHEREAS**, the City of Atlanta desires to endorse the application of Prestwick Development for this project.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, to endorse the application of Prestwick Development to the Georgia Department of Community Affairs for 2010 low-income housing tax credits for construction of the Capitol View Senior Residences located at 1374 Murphy Avenue, Atlanta Georgia as more fully set forth in Exhibit "A".

**BE IT FINALLY RESOLVED**, the Mayor, or his designee, is authorized to sign all required endorsement documents.

## **PROJECT CONCEPT**

Project Name: Capitol View Senior Residences  
Project Address: 1374 Murphy Avenue, Atlanta, GA 30310

Total Units: 126 + (Manager Unit)  
Total Low-income Units: 126

Project Type: New Construction  
Tenancy: Housing for Older Persons (55+)

### **DEVELOPMENT SUMMARY**

The Capitol View Senior Residences will consist of 126 one, two, and 3 bedroom apartments for 55 and older. The project is located at 1374 Murphy Avenue in Atlanta, Georgia. There is high a demand for senior housing in the area due to the demolition of old, out-dated and functionally obsolete public and private housing projects. Retail centers, major employment centers, restaurants, parks and churches are located within close proximity to the development site.

### **BUILDING AND UNIT FEATURES**

The multi family rental community will showcase one, two, and three bedroom units. The apartment buildings attractive, modern exterior will consist of a brick or stucco and hardi-plank façade which will help to provide maximum architectural appeal. The project will be seeking the Southface Energy Institute's and GAHBA Earth Craft House multifamily certification. Exterior landscaping, such as flowers, perennials, and exterior lighting will provide additional beauty as well as an attractive drive-by appearance.

### **THE APARTMENTS**

We will make available to our residents beautifully designed apartments each includes:

- A handsomely appointed kitchen complete with dishwasher, garbage disposal, electric range/oven with an exhaust hood, microwave and a frost-free refrigerator/freezer with icemaker.
- Full bathroom(s) with all the newest features, tub and shower combination, linen closet, one-piece vanity top, and vinyl floor.
- Wall-to-wall carpet with vinyl flooring in the kitchen and bath(s).
- Spacious walk-in closets.
- Washer/Dryer hook-ups.
- Ceiling fans in living rooms and master bedrooms.
- Cable TV available in each bedroom and living room.
- Fire alarms.
- Individually controlled heating and air conditioning.
- Energy-efficient heat pumps.
- Maintenance includes interior service, lawns, landscaping, and pest control.

## **COMMON AREA AMENITIES & RESIDENT SERVICES**

For the enjoyment and convenience of all residents, central common areas will include, but not be limited to, a community room with equipped kitchen, fitness center, business center with computer stations, furnished library, multiple interior gathering areas, movie theater with movie theater style seating, laundry facilities on each floor, gazebo / picnic area, shuffle board court, transportation shelter, resident manager to reside on the property, on-site security after hours, security camera system, gated community. Resident activities will be ongoing and designed to meet the needs of the changing community. A monthly newsletter will also help keep residents apprised of upcoming events.

## **MANAGEMENT OF FACILITY**

Management of Capitol View Senior Residences will be the responsibility of Ledic Management Group out of Memphis, TN. Ledic Management Group will work with the owner/general partner for the continuation of on-site services such as prompt maintenance, planned activities, community activities, resident participation programs, etc.

## **PROJECT NEED**

The project concept is to deliver a high-quality, sustainable, affordable, senior 55 and older rental community in Atlanta, GA. The neighborhood we are building in has not experienced any new construction in the past few years and due to the demolition of housing in the area and substandard housing in the area, there is high demand for this product.

**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:** Community Development / Human Resources

**Caption:**

A RESOLUTION TO ENDORSE THE APPLICATION OF PRESTWICK DEVELOPMENT TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE CAPITOL VIEW SENIOR RESIDENCES, LOCATED AT 1374 MURPHY AVENUE, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.

**Council Meeting Date:** May 3, 2010

**Requesting Dept.:** Department of Planning

**FAC Confirmed by:**

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

***Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.***

The purpose of this legislation is for the city to endorse and support a housing tax credit project for Capitol View Senior Residences, a 126 unit multi-family development by the Prestwick Development Group.

**2. Please provide background information regarding this legislation.**

***Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.***

Housing projects that receive tax credit support from the local jurisdiction are able to apply these credits to development projects to increase the number of affordable units of the project.

**3. If Applicable/Known:**

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** NA

(b) **Source Selection:**

(c) Bids/Proposals Due:

(d) Invitations Issued:

(e) Number of Bids:

(f) Proposals Received:

(g) Bidders/Proponents:

(h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: \_\_\_\_\_ Account: \_\_\_\_\_ Center: \_\_\_\_\_

5. Source of Funds: *Example: Local Assistance Grant* N/A

6. Fiscal Impact: NONE.

*Example: This legislation will result in a reduction in the amount of \_\_\_\_\_ to Fund Account Center Number \_\_\_\_\_.*

7. Method of Cost Recovery: N/A

*Examples:*

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: G. Brown x 6724

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CHIEF OF STAFF

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: 6724

Originating Department: Planning and Community Development

Committee(s) of Purview: Community Development/Human Resources

Chief of Staff Deadline: April 13, 2010

Anticipated Committee Meeting Date(s): April 27, 2010

Anticipated Full Council Date: May 3, 2010

Legislative Counsel's Signature: \_\_\_\_\_

Commissioner Signature: \_\_\_\_\_

Chief Procurement Officer Signature: \_\_\_\_\_

**CAPTION**

**A RESOLUTION**

**BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION ENDORSING AN APPLICATION BY PRESTWICK DEVELOPMENT TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR 2010 LOW-INCOME HOUSING TAX CREDITS FOR CONSTRUCTION OF THE CAPITOL VIEW SENIOR RESIDENCES, LOCATED AT 1374 MURPHY AVENUE, ATLANTA, GEORGIA; AND FOR OTHER PURPOSES.**

FINANCIAL IMPACT (if any)

Mayor's Staff Only

Received by CPO: \_\_\_\_\_

(date)

Received by LC from CPO: \_\_\_\_\_

(date)

Received by Mayor's Office: \_\_\_\_\_

(date)

Reviewed by: \_\_\_\_\_

(date)

Submitted to Council: \_\_\_\_\_

(date)